

IN RE: PETITION FOR VARIANCE * BEFORE THE
 E/S Walnutwood Road, 105' N of its
 intersection w/Berrycrest Court * DEPUTY ZONING COMMISSIONER
 (Hunter's Run, Section 8)
 2th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District * Case No. 96-131-A
 Security Management Corporation *
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as Hunter's Run, Section 8, located in the vicinity of Paper Mill Road in Hunt Valley. The Petition was filed by the owner of the property, Security Management Corporation, by David Dodge, Vice President, through their attorneys, G. Scott Barhight, Esquire, and David K. Gildea, Esquire. The Petitioner seeks relief from Section 1B01.2.C.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.C of the Comprehensive Manual of Development Policies (CMDP) to permit a distance between centers of facing windows of 22 feet in lieu of the required 40 feet between the proposed dwellings on Lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, 376 and 377, 416 and 417, and 424 and 425, and a distance of 37 feet in lieu of the required 40 feet between the proposed dwellings on Lots 392 and 393; and from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit a distance of 30 feet in lieu of the required 40 feet between facing elevations that are 30 to 40 feet high between Lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, and 376 and 377. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING

Date

By

11/24/95
 [Signature]

11/24/95

Appearing at the hearing on behalf of the Petition were David Dodge, Vice President of Security Management Corporation, property owner, Rick Chadsey and Jim Kline, Professional Engineers with G. W. Stephens, Jr. and Associates, Inc., who prepared the site plan for this project, and G. Scott Barhight, Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 33.520 acres, zoned D.R. 3.5 and is part of the community of Hunter's Run, a large development of single family and townhouse dwelling units. The subject property is known as Section 8 of Hunter's Run and is proposed for development with 112 single family townhouse dwelling units. The Petitioners now come before me seeking to add bay windows on those end units where they face another end unit. The Petitioner identified the units where variances are necessary on the Petition filed herein and on the site plan identified as Petitioner's Exhibit 1. Testimony revealed that these townhouses have not been built yet, but that utilities have been installed. Further testimony revealed that although the proposed development meets the requirements of the current C.M.D.P., the requested variances are necessary because this subdivision was approved under the old C.M.D.P., which required a 40-foot setback for such facing windows.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

11/24/95
[Signature]

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.


Pursuant to the advertisement. posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning commissioner for Baltimore County this 24th day of November, 1995 that the Petition for Variance seeking relief from Section 1B01.2.C.2.b of the Baltimore County

Zoning Regulations (B.C.Z.R.) and Section V.B.6.C of the Comprehensive Manual of Development Policies (CMDP) to permit a distance between centers of facing windows of 22 feet in lieu of the required 40 feet between the proposed dwellings on Lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, 376 and 377, 416 and 417, and 424 and 425, and a distance of 37 feet in lieu of the required 40 feet between the proposed dwellings on Lots 392 and 393; and from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit a distance of 30 feet in lieu of the required 40 feet between facing elevations that are 30 to 40 feet high between Lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, and 376 and 377, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED
DATE 11/24/05
BY [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 24, 1995

G. Scott Barhight, Esquire
David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 400
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S Walnutwood Road, 105' N of its intersection w/Berrycrest Court
(Hunter's Run, Section 8)
8th Election District - 3rd Councilmanic District
Security Management Corporation - Petitioner
Case No. 96-131-A

Dear Messrs. Barhight & Gildea:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. David Dodge, Vice President, Security Management Corp.
9901 Langs Road, Baltimore, Md. 21220

Messrs. Jim Kline & Rick Chadsey, G. W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive, Towson, Md. 21204

People's Counsel

✓ File



131



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Hunter's Run, Section 8

which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHMENT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

G. Scott Barhight

David K. Gildea

(Type or Print Name)
Whiteford, Taylor & Preston

David K. Gildea

Signature

210 W. Pennsylvania Avenue
400 Court Towers

Address

Phone No.

Towson, MD 21204 (410) 832-2000

City

State

Zipcode

Legal Owners:

Security Management Corporation

(Type or Print Name)

Signature

David Dodge (V.P.)

(Type or Print Name)

Signature

9901 Langs Road

Address

Phone No.

Baltimore, MD 21220 (410) 682-4040

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

G. Scott Barhight

David K. Gildea

Name Whiteford, Taylor & Preston

210 W. Pennsylvania Ave., 4th Fl.

Address Towson, MD 21204 (410) 832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By

FROM W T P TOWSON 4108322015

9-19-1995 11:38AM

ATTACHMENT**VARIANCES FOR HUNTER'S RUN, SECTION 8**

1. BCZR Section 1B01.2C2b & CMPD Section V.B.6.C -- to permit a distance of 22 ft. in lieu of the required 40 ft. between centers of facing windows between lots:

- (a) 335 and 336;
- (b) 343 and 344;
- (c) 351 and 352;
- (d) 368 and 369;
- (e) 376 and 377;
- (f) 416 and 417; and
- (g) 424 and 425.

2. BCZR Section 1B01.2C2b & CMPD Section V.B.6.C -- to permit a distance of 37 ft. in lieu of the required 40 ft. between centers of the facing windows between Lots 392 and 393.

3. BCZR Section 1B01.2C1 & CMPD Section V.B.3b-- to permit a distance of 30 ft. in lieu of the 40 ft. requirement between facing elevations that are 30 - 40 ft. high between lots:

- (a) 335 and 336;
- (b) 343 and 344;
- (c) 351 and 352;
- (d) 368 and 369; and
- (e) 376 and 377.

58599

ORDER RECEIVED FOR FILING

Date

By

DESCRIPTION TO ACCOMPANY
A ZONING PETITION

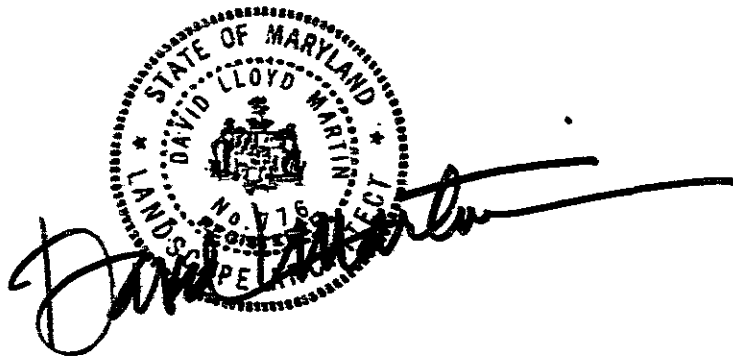
131
DATE: SEPTEMBER 21, 1995
RE: SECTION VIII
HUNTERS RUN

POINT OF BEGINNING BEING LOCATED ON THE EAST SIDE OF WALNUTWOOD ROAD 105 FEET MORE OR LESS FROM ITS INTERSECTION WITH THE GUSSET LINE OF THE NORTH SIDE OF BERRYCREST COURT THENCE ENCOMPASSING ALL OF PLAT I, SECTION VIII, "HUNTERS RUN" (S.M. 62 FOLIO 146) AND PLAT 2, SECTION VIII. "HUNTERS RUN" (S.M. 62 FOLIO 147)

CONTAINING 35.52 AC. OF LAND MORE OR LESS.

SAVING AND EXCEPTING EVERYTHING BUT LOTS 335, 336, 343, 344, 351, 352, 368, 369, 376, 377, 392, 393, 416, 417, 424 AND 425.

(THIS DESCRIPTION IS FOR ZONING PURPOSE ONLY AND NOT TO BE USED IN CONVEYANCES OR AGREEMENTS)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-131-A

District 9th Date of Posting 10/14/95

Posted for: Vanover

Petitioner: Security Management Corp

Location of property: EB Walnutwood Rd.

Location of Sign: Facing no way on property being zoned

Remarks: _____

Posted by M. J. Stealy Date of return: 10/20/95
Signature

Number of Signs: 1

RECEIVED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

131
No. FILED BY JLL

96-131
R0016150

DATE 9/22/95 ACCOUNT R0016150

AMOUNT \$ 790.00

RECEIVED WHITEFORD TAYLOR + DRESTON
FROM:

OWNER: SECURITY MGMT CORP.
16 RES LOT VARIANCES IN HUNTERS RUN SECT B

FOR: MAY FEE CODE 070 650.00

4 SIGNS
0340340247-10-15
64 00091454107-22-95

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson.

Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson; Maryland 21204 as follows:

Case: #96-131-A
(Item 131)

Hunter's Run, Section 8
E/S Walnutwood Road, 705' N
of intersection with Berrycrest
Court

8th Election District

3rd Councilmanic

Legal Owner(s):

Security Management Corporation

Hearing: Wednesday, November 1, 1995 at 2:00 p.m. in
Rm. 118, Old Courthouse.

Variance to permit a distance of 22 feet in lieu of the required 40 feet between centers of facing windows between lots 335 and 336, 343, 344, 351 and 352, 368 and 369, 376 and 377, 416 and 417, 424 and 425; to permit a distance of 37 feet in lieu of the required 40 feet between centers of the facing windows between lots 392 and 393; and to permit a distance of 30 feet in lieu of 40 foot requirement between facing elevations that are 30 - 40 feet high between lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, 376 and 377.

LAWRENCE E. SCHMIDT

Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) or information concerning
the File and/or Hearing,
Please Call 887-3391.

10/15/95 Oct. 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/13, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/12, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 131

Petitioner: Security Management Corp.

Location: Hunters Ave; Section 8

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Daniel K. Jildan, Whiteford, Taylor & Preston

ADDRESS: 210 W. Penn. Ave.

Towson, Md. 21204

PHONE NUMBER: (410) 832-2000

TO: PUTUXENT PUBLISHING COMPANY

October 12, 1995 Issue - Jeffersonian

Please forward billing to:

David K. Gildea, Esq.

Whiteford, Taylor & Preston

210 W. Pennsylvania Avenue

Towson, MD 21204

832-2000

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in

Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-131-A (Item 131)

Hunter's Run, Section 8

E/S Walnutwood Road, 105' N of intersection with Berrycrest Court

8th Election District - 3rd Councilmanic

Legal Owner: Securithg Management Corporation

Variance to permit a distance of 22 feet in lieu of the required 40 feet between centers of facing windows between lots 335 and 336, 343, 344, 351 and 352, 368 and 369, 376 and 377, 416 and 417, 424 and 425; to permit a distance of 37 feet in lieu of the required 40 feet between centers of the facing windows between lots 392 and 393; and to permit a distance of 30 feet in leu of 40 foot requirement between facing elevations that are 30 - 40 feet high between lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, 376 and 377.

HEARING: WEDNESDAY, NOVEMBER 1, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-131-A (Item 131)
Hunter's Run, Section 8
E/S Walnutwood Road, 105' N of intersection with Berrycrest Court
8th Election District - 3rd Councilmanic
Legal Owner: Security Management Corporation

Variance to permit a distance of 22 feet in lieu of the required 40 feet between centers of facing windows between lots 335 and 336, 343, 344, 351 and 352, 368 and 369, 376 and 377, 416 and 417, 424 and 425; to permit a distance of 37 feet in lieu of the required 40 feet between centers of the facing windows between lots 392 and 393; and to permit a distance of 30 feet in lieu of 40 foot requirement between facing elevations that are 30 - 40 feet high between lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, 376 and 377.

HEARING: WEDNESDAY, NOVEMBER 1, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: David K. Gildea, Esq.
Security Management Corporation

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 26, 1995

G. Scot Barhight, Esquire
David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 131
Case No.: 96-131-A
Petitioner: Security Mgn. Corp.

Dear Mr. Gildea:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SECURITY MANAGEMENT CORPORATION

LOCATION: E/S WALNUTWOOD RD., 105' N OF INTERSECTION WITH BERRYCREST CT.
(HUNTERS RUN, SECTION 8)

Item No.: 131

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

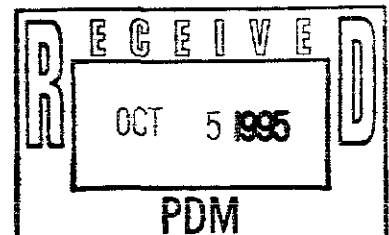
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File



Printed on Recycled Paper



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 13, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for October 10, 1995
Items 123, 125, 126, 129, 130 and 131

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

FAX

5108

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM - Joyce Watson
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 10/2 and 10/10/95

DATE: 10/19/95

Post-It* Fax Note	7671	Date	10/19/95	# of pages	1
To	Joyce Watson	From	Letty Sonn		
Co./Dept	PDM	Co.			
Phone #		Phone #	3980		
Fax #	5708	Fax #			

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

ZAC MTG of
Oct. 2

Item #'s:

123
124
125
126
127
131
132

ZAC MTG of
Oct. 10

133
136
137
138
141
142
143
144

LS:sp

LETTY2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 4, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144. "

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Caryl Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-2-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 131(JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
Hunter's Run, Section 8, E/S Walnutwood
Road, 105' N of intersection with
Berrycrest Court, 8th Election District,
3rd Councilmanic

Security Management Corporation
Petitioner

* * * * *

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-131-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of October, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire and David K. Gildea, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JIM KLINE

RICK CHADSEY

DAVID DODGE

G.W. STEPHENS & ASSOC 658 KENILWORTH DR. TOWSON MD

"

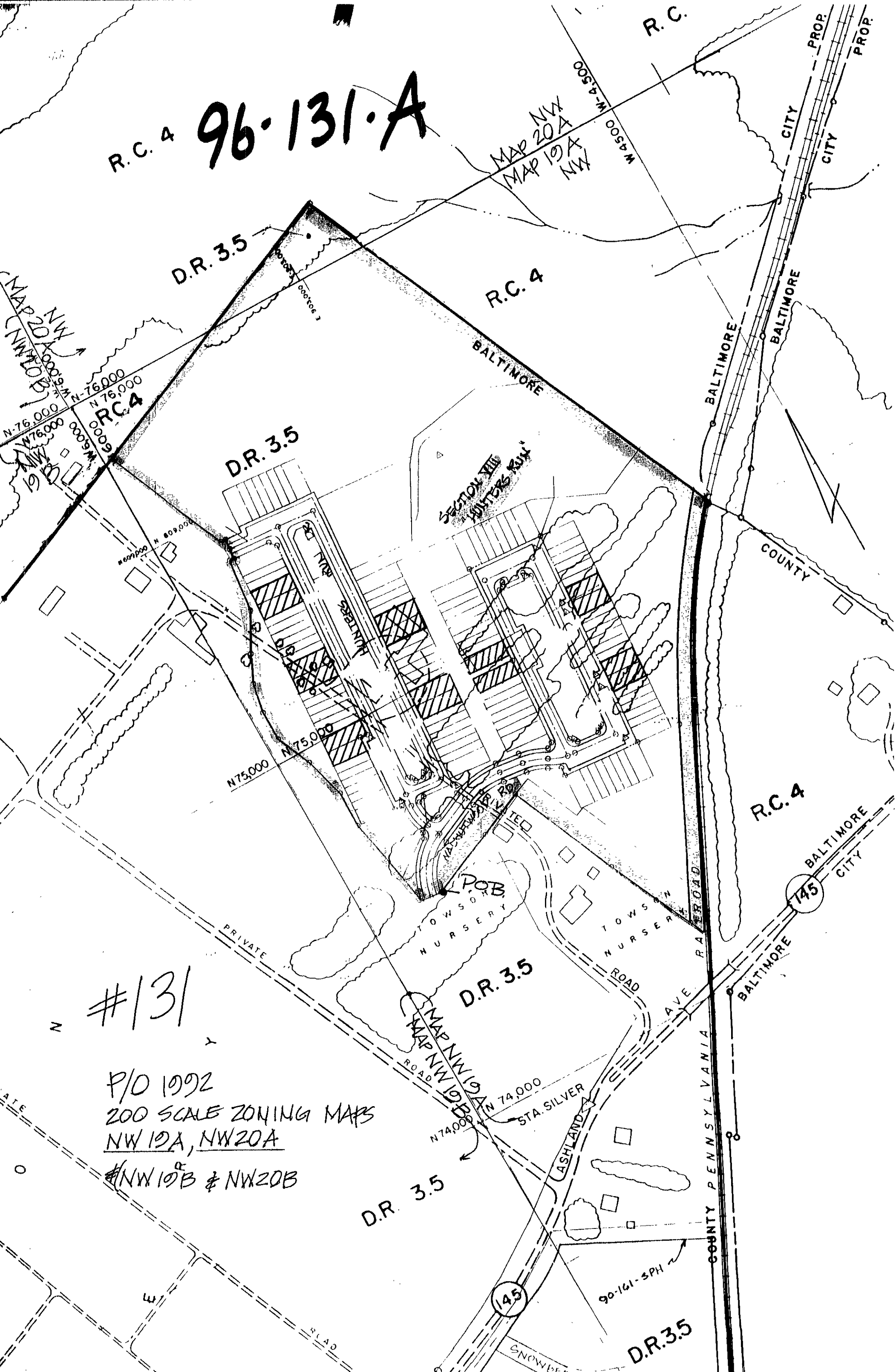
"

"

Security Management Corp.



R.C. 4 96-131-A



#131

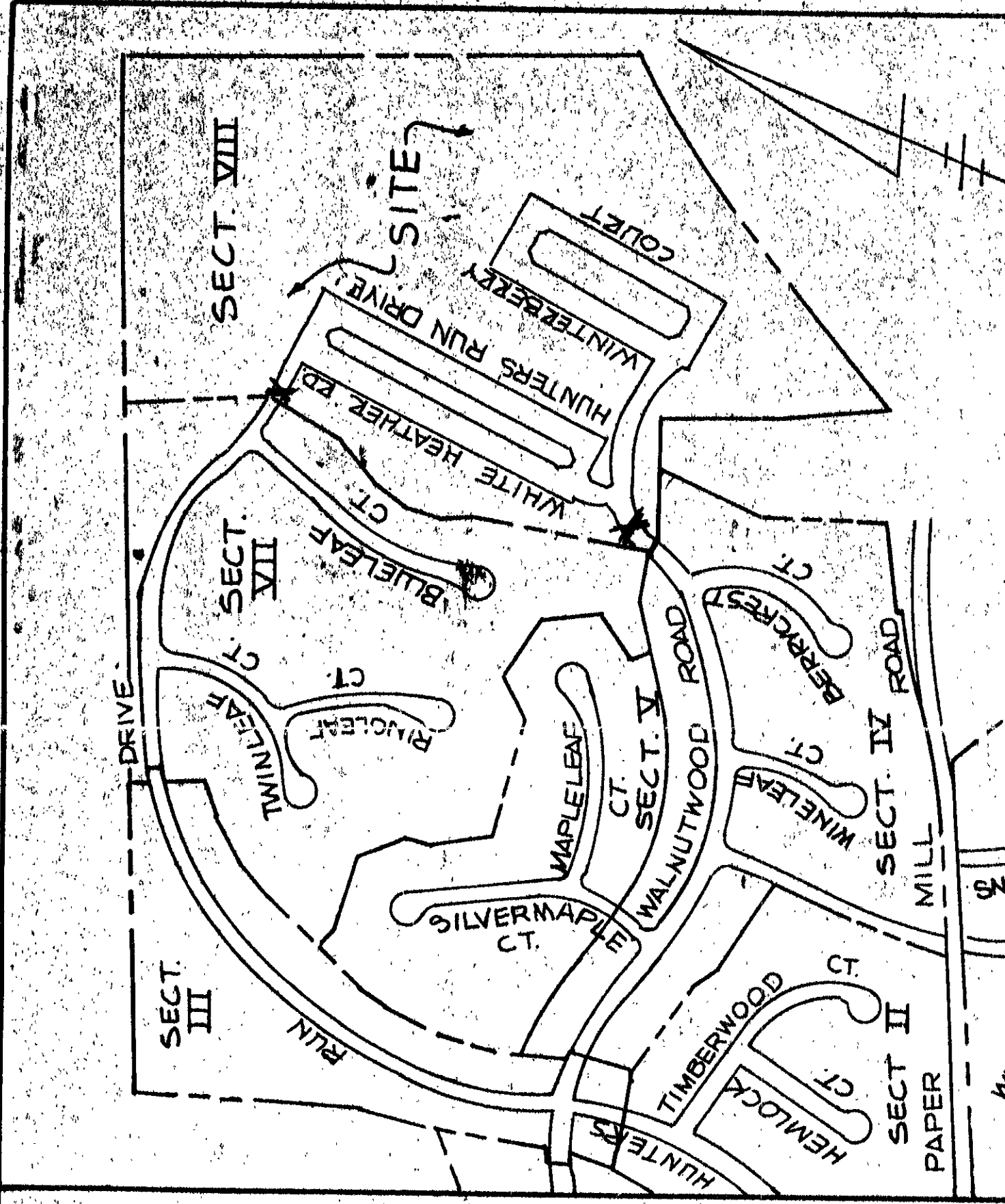
P/O 1992
200 SCALE ZONING MAPS
NW 10A, NW 20A
NW 10B & NW 20B

#131

#131

96-131-A

(ROADS ARE IN)



RALL	
5, RC 4	08 Ac.±
13 Ac.±	21 Ac.±
02 Ac.±	88 Ac.±
1 Ac.±	3
5	5x2)
1	Ac.±
Ac.±	(±x003)
Ac.±	

IN RE: PETITION FOR VARIANCE * BEFORE THE
F/S Walnutwood Road, 105' N of its
intersection w/Berrycrest Court * DEPUTY ZONING COMMISSIONER
(Hunter's Run, Section 8)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 96-131-A
Security Management Corporation
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as Hunter's Run, Section 8, located in the vicinity of Paper Mill Road in Hunt Valley. The Petition was filed by the owner of the property, Security Management Corporation, by David Dodge, Vice President, through their attorneys, G. Scott Barhight, Esquire, and David K. Gildea, Esquire. The Petitioner seeks relief from Section 1B01.2.C.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.C of the Comprehensive Manual of Development Policies (CMDF) to permit a distance between centers of facing windows of 22 feet in lieu of the required 40 feet between the proposed dwellings on Lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, 376 and 377, 416 and 417, and 424 and 425, and a distance of 37 feet in lieu of the required 40 feet between the proposed dwellings on Lots 392 and 393; and from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit a distance of 30 feet in lieu of the required 40 feet between facing elevations that are 30 to 40 feet high between Lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, and 376 and 377. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were David Dodge, Vice President of Security Management Corporation, property owner, Rick Chadsey and Jim Kline, Professional Engineers with G. W. Stephens, Jr. and Associates, Inc., who prepared the site plan for this project, and G. Scott Barhight, Esquire, attorney for the Petitioner. There were no Pro-estants present.

Testimony and evidence offered revealed that the subject property consists of 33.520 acres, zoned D.R. 3.5 and is part of the community of Hunter's Run, a large development of single family and townhouse dwelling units. The subject property is known as Section 8 of Hunter's Run and is proposed for development with 112 single family townhouse dwelling units. The Petitioners now come before me seeking to add bay windows on those end units where they face another end unit. The Petitioner identified the units where variances are necessary on the Petition filed herein and on the site plan identified as Petitioner's Exhibit 1. Testimony revealed that these townhouses have not been built yet, but that utilities have been installed. Further testimony revealed that although the proposed development meets the requirements of the current C.M.D.P., the requested variances are necessary because this subdivision was approved under the old C.M.D.P., which required a 40-foot setback for such facing windows.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning commissioner for Baltimore County this 24th day of November, 1995 that the Petition for Variance seeking relief from Section 1B01.2.C.2.b of the Baltimore County

Zoning Regulations (B.C.Z.R.) and Section V.B.6.C of the Comprehensive Manual of Development Policies (CMDF) to permit a distance between centers of facing windows of 22 feet in lieu of the required 40 feet between the proposed dwellings on Lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, 376 and 377, 416 and 417, and 424 and 425, and a distance of 37 feet in lieu of the required 40 feet between the proposed dwellings on Lots 392 and 393; and from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit a distance of 30 feet in lieu of the required 40 feet between facing elevations that are 30 to 40 feet high between Lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, and 376 and 377, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroch
TIMOTHY M. KOTROCH
Deputy Zoning Commissioner
for Baltimore County

THK:bjs

ORDER RECEIVED FOR FILING

Date 11/24/95 By [Signature]

ORDER RECEIVED FOR FILING

Date 11/24/95 By [Signature]

ORDER RECEIVED FOR FILING

Date 11/24/95 By [Signature]

ORDER RECEIVED FOR FILING

Date 11/24/95 By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

November 24, 1995

(410) 887-4386

G. Scott Barhight, Esquire
David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 400
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S Walnutwood Road, 105' N of its intersection w/Berrycrest Court
(Hunter's Run, Section 8)
8th Election District - 3rd Councilmanic District
Security Management Corporation - Petitioner
Case No. 96-131-A

Dear Messrs. Barhight & Gildea:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroch
TIMOTHY M. KOTROCH
Deputy Zoning Commissioner
for Baltimore County

cc: Mr. David Dodge, Vice President, Security Management Corp.
9901 Langs Road, Baltimore, Md. 21220

Messrs. Jim Kline & Rick Chadsey, G. W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive, Towson, Md. 21204

People's Counsel

File

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at Hunter's Run, Section 8
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 8

SEE ATTACHMENT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Petitioner's hardship or practical difficulty)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.
The undersigned, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 8

Current Petitioner/Owner:

Type or Firm Name

Signature

Address

City

State

Zip

Telephone

11/24/95

11/24/95

11/24/95

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Legal Owners:

Security Management Corporation

Type or Firm Name

Signature

Address

City

State

Zip

Telephone

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ATTACHMENT

VARIANCES FOR HUNTER'S RUN, SECTION 8

1. BCZR Section 1B01.2C2b & CMPD Section V.B.6.C -- to permit a distance of 22 ft. in lieu of the required 40 ft. between centers of facing windows between lots:

- (a) 335 and 336;
- (b) 343 and 344;
- (c) 351 and 352;
- (d) 368 and 369;
- (e) 376 and 377;
- (f) 416 and 417; and
- (g) 424 and 425.

2. BCZR Section 1B01.2C2b & CMPD Section V.B.6.C -- to permit a distance of 37 ft. in lieu of the required 40 ft. between centers of the facing windows between Lots 392 and 393.

3. BCZR Section 1B01.2C1 & CMPD Section V.B.3b-- to permit a distance of 30 ft. in lieu of the 40 ft. requirement between facing elevations that are 30 - 40 ft. high between lots:

- (a) 335 and 336;
- (b) 343 and 344;
- (c) 351 and 352;
- (d) 368 and 369; and
- (e) 376 and 377.

58599

ORDER RECEIVED FOR FILING

Date 11/24/95 By [Signature]

DESCRIPTION TO ACCOMPANY
A ZONING PETITION

DATE: SEPTEMBER 21, 1995
RE: SECTION VIII
HUNTERS RUN

POINT OF BEGINNING BEING LOCATED ON THE EAST SIDE OF WALNUTWOOD ROAD 105 FEET MORE OR LESS FROM ITS INTERSECTION WITH THE GUSSET LINE OF THE NORTH SIDE OF BERRYCREST COURT THENCE ENCOMPASSING ALL OF PLAT 1, SECTION VIII, "HUNTERS RUN" (S.M. 62 FOLIO 146) AND PLAT 2, SECTION VIII, "HUNTERS RUN" (S.M. 62 FOLIO 147) CONTAINING 35.52 AC. OF LAND MORE OR LESS.

SAVING AND EXCEPTING EVERYTHING BUT LOTS 335, 336, 343, 344, 351, 352, 368, 369, 376, 377, 392, 393, 416, 417, 424 AND 425.

(THIS DESCRIPTION IS FOR ZONING PURPOSE ONLY AND NOT TO BE USED IN CONVEYANCES OR AGREEMENTS)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 96-131-7 Date of Posting: 10/14/95
Posted for: Security Management Corp.
Petitioner: Security Management Corp.
Location of property: 815 Walnutwood Rd.
Location of Signs: Facing NW corner on property being zoned
Remarks: None
Posted by: Arnold Jablon Date of return: 10/24/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/13, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/12, 1995.

THE JEFFERSONIAN,

A. Henricson
LEGAL AD. - TOWSON

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 131

Petitioner: Security Management Corp.
Location: 815 Walnutwood Rd., Towson, Md. 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David K. Gildea, Whiteford, Taylor & Preston
ADDRESS: 210 W. Pennsylvania Ave.
Towson, Md. 21204
PHONE NUMBER: (410) 832-2000

AJ:ggs
(Revised 04/09/93)

TO: FITZGERALD PUBLISHING COMPANY
October 12, 1995 Issue - Jeffersonian

Please forward billing to:

David K. Gildea, Esq.
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204
832-2000

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-131-A (Item 131)
Rutter's Run, Section 8
815 Walnutwood Road, 105' N of intersection with Berrycrest Court
8th Election District - 3rd Councilmanic
Legal Owner: Security Management Corporation

Variance to permit a distance of 22 feet in lieu of the required 40 feet between centers of facing windows between lots 335 and 336, 343, 344, 351 and 352, 368 and 369, 376 and 377, 416 and 417, 424 and 425; to permit a distance of 37 feet in lieu of the required 40 feet between centers of the facing windows between lots 392 and 393; and to permit a distance of 30 feet in lieu of 40 foot requirement between facing elevations that are 30 - 40 feet high between lots 335 and 336, 343 and 344, 351 and 352, 368 and 369, 376 and 377.

HEARING: WEDNESDAY, NOVEMBER 1, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-131-A (Item 131)
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HEARING: WEDNESDAY, NOVEMBER 1, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

cc: David K. Gildea, Esq.
Security Management Corporation

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 26, 1995

G. Scott Barhight, Esquire
David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 131
Case No.: 96-131-A
Petitioner: Security Mgn. Corp.

Dear Mr. Gildea:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be placed in the permanent case file.

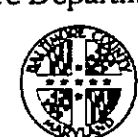
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-3500

(410) 887-4500

DATE: 10/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SECURITY MANAGEMENT CORPORATION

LOCATION: E/S WALNUTWOOD RD., 105' N OF INTERSECTION WITH BERRYCREST CT.
(HUNTERS RUN, SECTION 8)

Item No.: 131 Zoning Agenda: VARIANCE

Gentlemen:

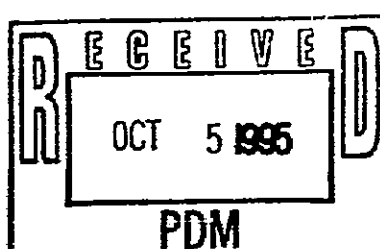
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERHALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Oct. 13, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for October 10, 1995
Items 123, 125, 126, 129, 130 and 131

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

10/29/1995 10:49 1410887

BALTO CO DEPRM FAX 5108 PAGE 01

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE**

TO: ZADM - Joyce Watson
FROM: DEPRM
Development Coordination

DATE: 10/19/95

SUBJECT: Zoning Advisory Committee
Agenda: 10/10 and 10/10/95

Post-It Fax Note	7671	Date	10/19/95
To	Joyce Watson	From	Letty Sonn
City/State	PDM	City	
Phone #		Phone #	3980
Fax #	5708	Fax #	

The Department of Environmental Protection and Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 123 133
124 136
125 137
126 138
127 141
131 142
132 143
144

LS:sp

LETTY2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 4, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Carol Kenna

PK/JL

ITEM123/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winslead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 131 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
Hunter's Run, Section 8, E/S Walnutwood
Road, 105' N of intersection with
Berrycrest Court, 8th Election District,
3rd Councilmanic

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Security Management Corporation
Petitioner

CASE NO. 96-131-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

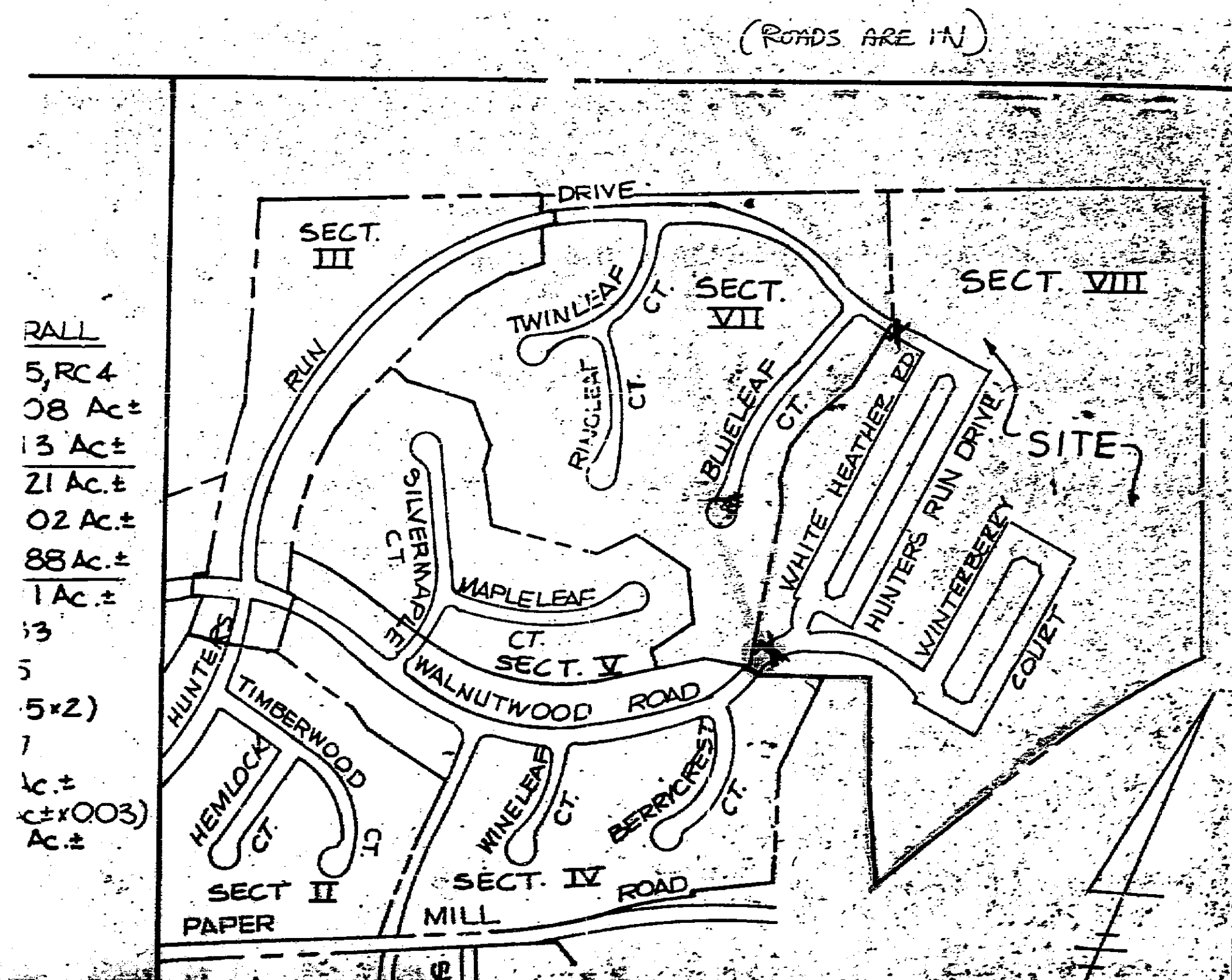
I HEREBY CERTIFY that on this 30th day of October, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire and David K. Gildea, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

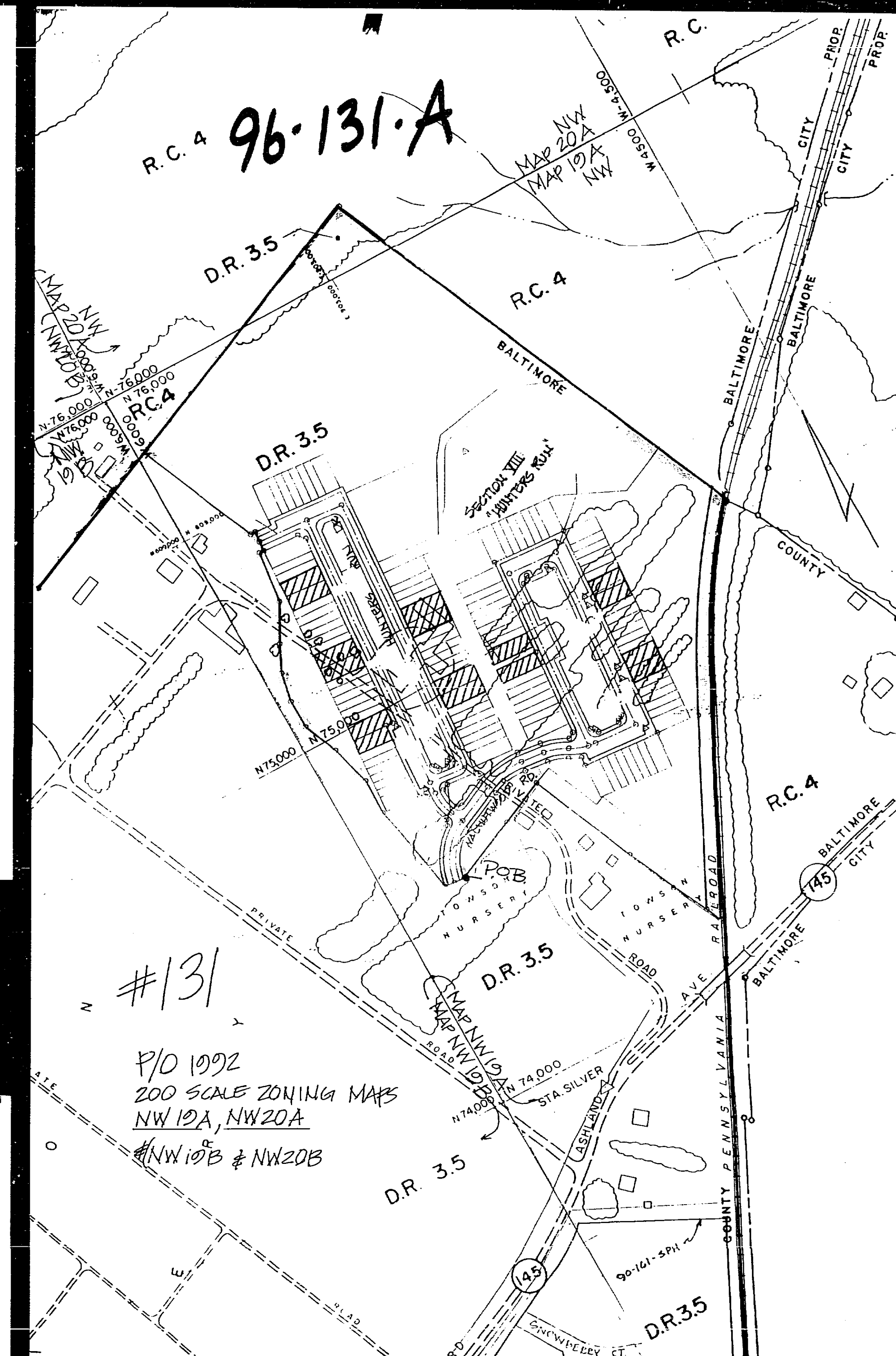
PETITIONER(S) SIGN-IN SHEET

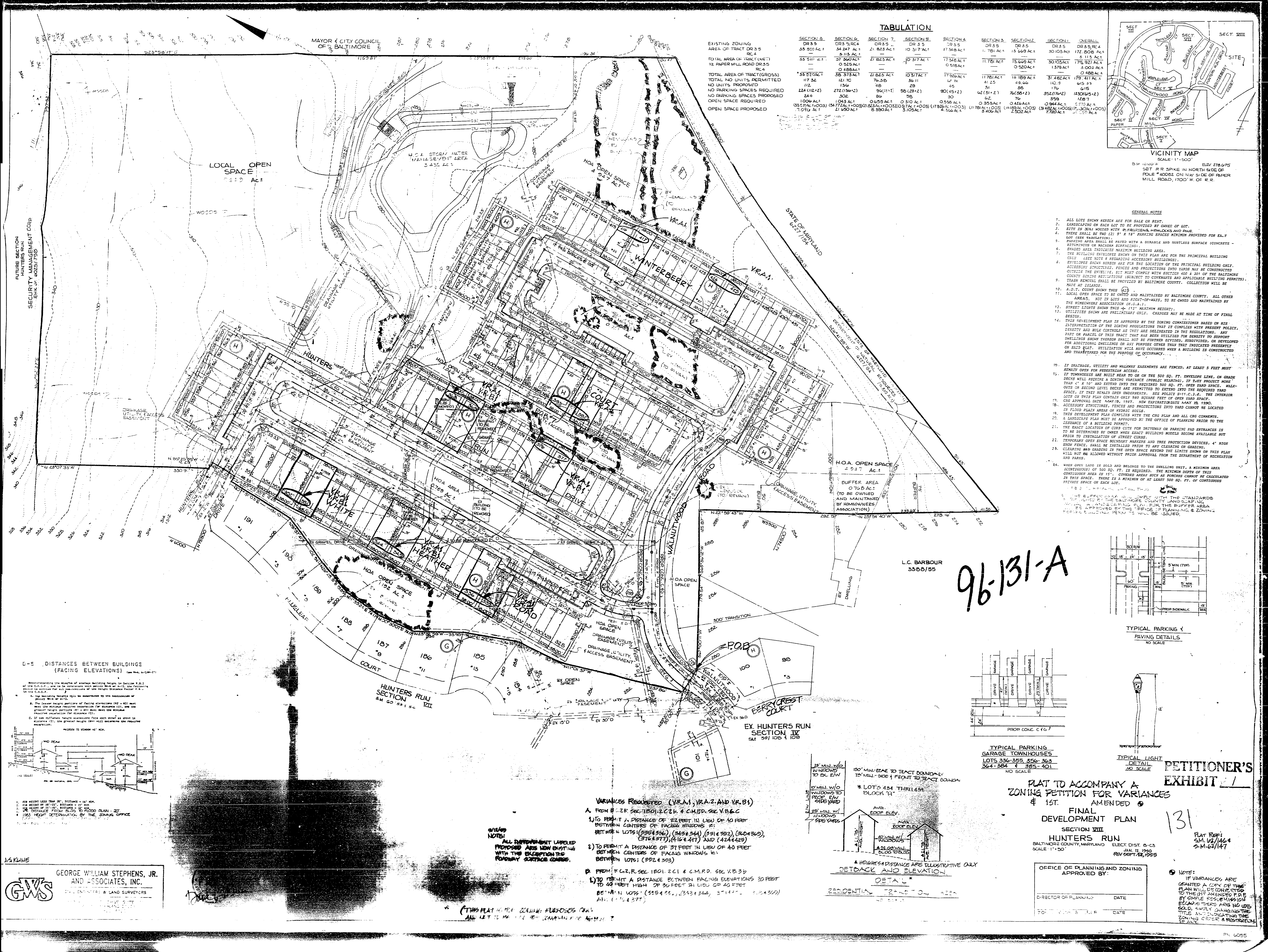
NAME	ADDRESS
JIM KLINE	658 KENILWORTH
RICK CHADSEY	DR. TOWSON MD
DAVID DORGE	" " "
	Security Management Corp.



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96-131-A

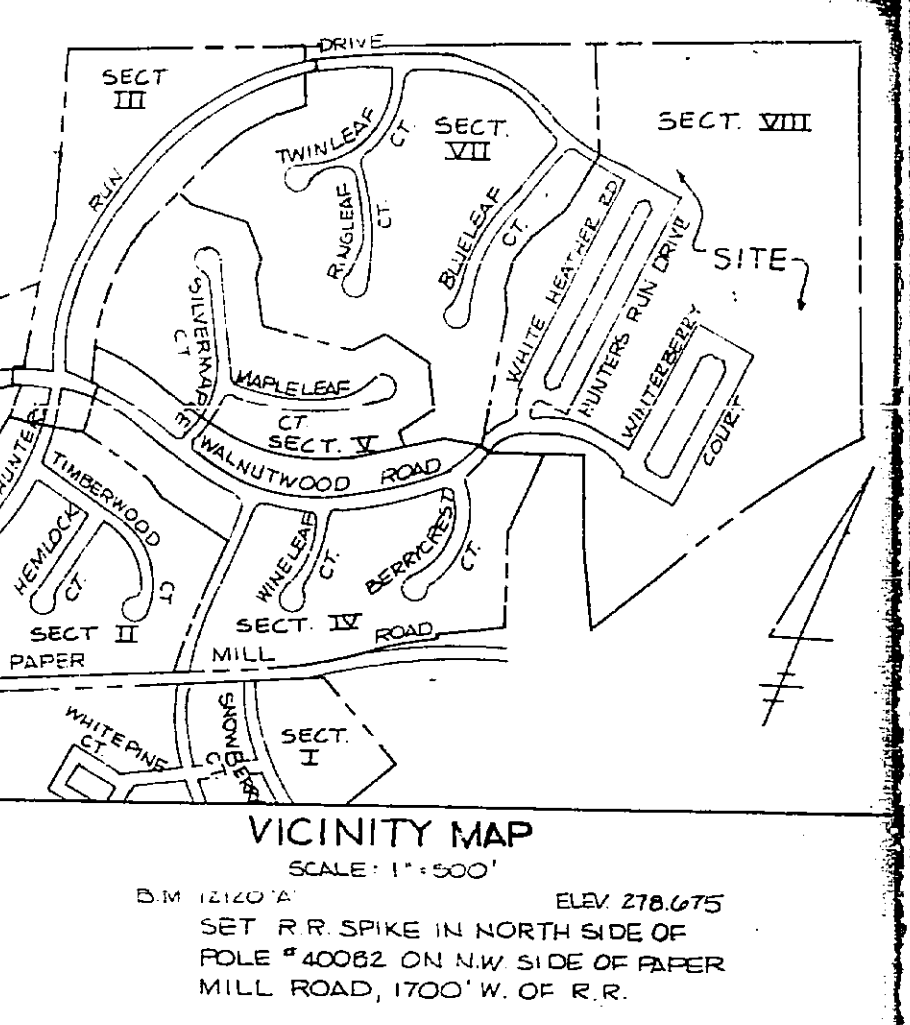




TABULATION

EXISTING ZONING
AREA OF TRACT DR 3.5
RC 4
TOTAL AREA OF TRACT (NET)
1/2 PAPER MILL ROAD DR 3.5
RC 4
TOTAL AREA OF TRACT (GROSS)
TOTAL NO. UNITS PERMITTED
NO. UNITS PROPOSED
NO. PARKING SPACES REQUIRED
NO. PARKING SPACES PROPOSED
OPEN SPACE REQUIRED
OPEN SPACE PROPOSED

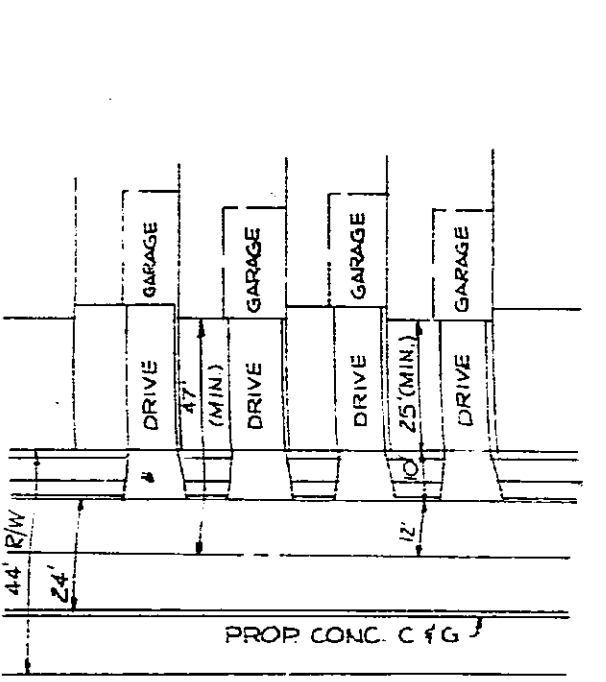
SECTION 8	SECTION 6	SECTION 7	SECTION 5	SECTION 4	SECTION 3	SECTION 2	SECTION 1	OVERALL
DR 3.5	DR 3.5	DR 3.5	DR 3.5	DR 3.5	DR 3.5	DR 3.5	DR 3.5	DR 3.5
55,520 AC.	54,247 AC.	21,823 AC.	10,317 AC.	17,548 AC.	11,781 AC.	15,649 AC.	30,105 AC.	172,808 AC.
33,540 AC.	37,560 AC.	21,823 AC.	10,317 AC.	17,548 AC.	11,781 AC.	15,649 AC.	30,105 AC.	172,808 AC.
0.855 AC.	0.855 AC.	0.855 AC.	0.855 AC.	0.855 AC.	0.855 AC.	0.855 AC.	0.855 AC.	0.855 AC.
55,520 AC.	54,247 AC.	21,823 AC.	10,317 AC.	17,548 AC.	11,781 AC.	15,649 AC.	30,105 AC.	172,808 AC.
112	136	136	29	29	42	51	10.5	359
224 (112x2)	272 (136x2)	96 (48x2)	56 (28x2)	90 (45x2)	42 (21x2)	76 (38x2)	352 (176x2)	1,230 (615x2)
1006 AC.	1045 AC.	0.655 AC.	0.510 AC.	0.538 AC.	0.355 AC.	0.416 AC.	0.944 AC.	5.775 AC.
135 (67.5x2)	147 (73.5x2)	8 (4x2)	3 (1.5x2)	3 (1.5x2)	1 (0.5x2)	1 (0.5x2)	3 (1.5x2)	17 (8.5x2)
7.011 AC.	7.450 AC.	8.390 AC.	3.050 AC.	3.266 AC.	1.781 AC.	2.502 AC.	7.722 AC.	34.824 AC.



GENERAL NOTES

1. ALL LOTS SHOWN HEREIN ARE FOR SALE OR RENT.
2. LANDSCAPING ON EACH LOT TO BE PROVIDED BY OWNER OF LOT.
3. SITE IS 30% WOODED WITH P. FRAXINUS, HEMLOCK AND PINE.
4. THERE SHALL BE TWO (2) 9' X 18' PARKING SPACES PROVIDED FOR EACH LOT (SEE TABULATION).
5. PARKING AREAS SHALL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE (CONCRETE - BITUMINOUS OR MACADAM SURFACING).
6. SHARED AREA INDICATES MAXIMUM BUILDING AREA.
7. THE BUILDING DEVELOPER SHALL SUBMIT A PLAN FOR THE PRINCIPAL BUILDING ONLY. (SEE NOTE # REGARDING ACCESSORY BUILDINGS).
8. ACCESSORY STRUCTURES, FENCES AND PROTECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
9. TRASH REMOVAL SHALL BE PROVIDED BY BALTIMORE COUNTY. COLLECTION WILL BE MADE AT 12:00 PM.
10. A 2-1/2' COUNTRY ROAD SHALL BE MAINTAINED BY BALTIMORE COUNTY. ALL OTHER AREAS, NOT IN LOTS AND RIGHT-OF-WAYS, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).
11. STREET LIGHTS SHALL BE (12" MAXIMUM HEIGHT).
12. UTILITIES SHOWN ARE PRELIMINARY ONLY. CHANGES MAY BE MADE AT TIME OF FINAL DESIGN.
13. THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSION BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY. DENSITY AND BUILD CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY DENSITY OR BUILDING OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE THROWN OUTSIDE, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON GARDEN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
14. IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.
15. IF HOMEOWNERS ARE BUILT NEAR TO OR ON THE 500 SQ. FT. ENVELOPE LINE, ON GRADE DECKS WILL REQUIRE A ZONING VARIANCE (PUBLIC HEARING), IF THEY PROTECT MORE THAN 4' X 10' AND EXTEND INTO THE REQUIRED 500 SQ. FT. OPEN YARD SPACE. WALK-OUTS OR SECOND LEVEL DECKS ARE PERMITTED TO EXTEND INTO THE REQUIRED YARD SPACE, IF THEY REMAIN OPEN UNDERNEATH. SEE POLICY S-11.C.3.4. THE INTERIOR DECKS ON THIS PLAN CONTAIN ONLY 500 SQUARE FEET OF OPEN YARD SPACE.
16. CRO APPROVAL DATE MAY 19, 1987. NEW EXPIRATION DATE MAY 19, 1990.
17. ACCESSORY STRUCTURES, FENCES AND PROTECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR FLOOD ZONES.
18. THIS DEVELOPMENT PLAN COMPLETES WITH THE CRO PLAN AND ALL CRO COMMENTS.
19. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ASSURANCE OF A BUILDING PERMIT.
20. THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.
21. TEMPORARY OPEN SPACE BOUNDARY MARKERS AND TREE PROTECTION DEVICES, 4" HIGH SNOW FENCE, SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
22. CLEARING AND GRADING IN THE OPEN SPACE BEYOND THE LIMITS SHOWN ON THIS PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
23. WHEN OPEN SPACE IS SOLD AND BELONGS TO THE DWELLING UNIT, A MINIMUM AREA (CONTIGUOUS) OF 500 SQ. FT. IS REQUIRED. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15'. COVERED AREAS SUCH AS PORCHES CANNOT BE CALCULATED IN THIS SPACE. THERE IS A MINIMUM OF AT LEAST 500 SQ. FT. OF CONTIGUOUS OPEN SPACE ON EACH LOT.
24. THE BUFFER AREA SHALL COMPLY WITH THE STANDARDS ESTABLISHED BY THE BALTIMORE COUNTY LANDSCAPING AND OPEN SPACE DIVISION. A LANDSCAPE PLAN FOR THE BUFFER AREA SHALL BE APPROVED BY THE OFFICE OF PLANNING & ZONING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

96-131-A



TYPICAL PARKING GARAGE TOWNHOUSE DETAIL
LOTS 336-338, 350-363
364-367 & 385-401
NO SCALE

PLAT TO ACCOMPANY A ZONING PETITION FOR VARIANCES & 1ST. AMENDED

FINAL DEVELOPMENT PLAN

SECTION VIII HUNTERS RUN

BALTIMORE COUNTY, MARYLAND ELEC. DIST. 8-C3
SCALE: 1"=50'
JAN. 12, 1990
REV. SEPT. 28, 1995

OFFICE OF PLANNING AND ZONING APPROVED BY:

DIRECTOR OF PLANNING DATE

TO: COM. S. J. R. DATE

PETITIONER'S EXHIBIT

131

PLAT REP. SM. 02/14/89 S.M. 02/14/89

NOTE: IF VARIANCES ARE GRANTED A COPY OF THIS PLAN WILL BE CONVEYED TO THE CITY ENGINEER FOR BY SIMPLE RESUBMISSION BECAUSE THERE ARE NO LOTS SOLD. HOWEVER, DURING THE TITLE AND PLANNING THE ZONING ORDER A RESTRICTION SHALL

VARIANCES REQUESTED (VRA1, VRA2 AND VRA3)

A. FROM B.C.R. SEC. 1801.221 & C.M.P.D. SEC. V.B.6.C

1) TO PERMIT A DISTANCE OF 22 FEET IN LIEU OF 40 FEET BETWEEN CENTERS OF FACING WINDOWS 10' BETWEEN LOTS (336 & 337), (343 & 344), (351 & 352), (360 & 361), (376 & 377), (416 & 417) AND (424 & 425)

2) TO PERMIT A DISTANCE OF 37 FEET IN LIEU OF 40 FEET BETWEEN LOTS (392 & 393)

D. FROM B.C.R. SEC. 1801.221 & C.M.P.D. SEC. V.B.6.B

1) TO PERMIT A DISTANCE BETWEEN FACING ELEVATIONS 30 FEET TO 40 FEET HIGH OF 30 FEET IN LIEU OF 40 FEET BETWEEN LOTS (336 & 337), (343 & 344), (351 & 352), (360 & 361), (376 & 377), (416 & 417) AND (424 & 425)

NOTE: ALL DIFFERENCES LABELED PROPOSED ARE NOW EXISTING WITH THE EXCEPTION THE ROADWAY SURFACE CORNER.

(THIS PLAN IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION)

DISTANCES BETWEEN BUILDINGS (FACING ELEVATIONS)

1. FOR HEIGHTS LESS THAN 30', DISTANCE = 10' MIN.

2. FOR HEIGHTS OF 30'-39', DISTANCE = 15' MIN.

3. FOR HEIGHTS OF 40'-49', DISTANCE = 20' MIN.

4. FOR HEIGHTS OF 50'-59', DISTANCE = 25' MIN.

5. FOR HEIGHTS OF 60'-69', DISTANCE = 30' MIN.

6. FOR HEIGHTS OF 70'-79', DISTANCE = 35' MIN.

7. FOR HEIGHTS OF 80'-89', DISTANCE = 40' MIN.

8. FOR HEIGHTS OF 90'-99', DISTANCE = 45' MIN.

9. FOR HEIGHTS OF 100'-109', DISTANCE = 50' MIN.

10. FOR HEIGHTS OF 110'-119', DISTANCE = 55' MIN.

11. FOR HEIGHTS OF 120'-129', DISTANCE = 60' MIN.

12. FOR HEIGHTS OF 130'-139', DISTANCE = 65' MIN.

13. FOR HEIGHTS OF 140'-149', DISTANCE = 70' MIN.

14. FOR HEIGHTS OF 150'-159', DISTANCE = 75' MIN.

15. FOR HEIGHTS OF 160'-169', DISTANCE = 80' MIN.

16. FOR HEIGHTS OF 170'-179', DISTANCE = 85' MIN.

17. FOR HEIGHTS OF 180'-189', DISTANCE = 90' MIN.

18. FOR HEIGHTS OF 190'-199', DISTANCE = 95' MIN.

19. FOR HEIGHTS OF 200'-209', DISTANCE = 100' MIN.

20. FOR HEIGHTS OF 210'-219', DISTANCE = 105' MIN.

21. FOR HEIGHTS OF 220'-229', DISTANCE = 110' MIN.

22. FOR HEIGHTS OF 230'-239', DISTANCE = 115' MIN.

23. FOR HEIGHTS OF 240'-249', DISTANCE = 120' MIN.

24. FOR HEIGHTS OF 250'-259', DISTANCE = 125' MIN.

25. FOR HEIGHTS OF 260'-269', DISTANCE = 130' MIN.

26. FOR HEIGHTS OF 270'-279', DISTANCE = 135' MIN.

27. FOR HEIGHTS OF 280'-289', DISTANCE = 140' MIN.

28. FOR HEIGHTS OF 290'-299', DISTANCE = 145' MIN.

29. FOR HEIGHTS OF 300'-309', DISTANCE = 150' MIN.

30. FOR HEIGHTS OF 310'-319', DISTANCE = 155' MIN.

31. FOR HEIGHTS OF 320'-329', DISTANCE = 160' MIN.

32. FOR HEIGHTS OF 330'-339', DISTANCE = 165' MIN.

33. FOR HEIGHTS OF 340'-349', DISTANCE = 170' MIN.

34. FOR HEIGHTS OF 350'-359', DISTANCE = 175' MIN.

35. FOR HEIGHTS OF 360'-369', DISTANCE = 180' MIN.

36. FOR HEIGHTS OF 370'-379', DISTANCE = 185' MIN.

37. FOR HEIGHTS OF 380'-389', DISTANCE = 190' MIN.

38. FOR HEIGHTS OF 390'-399', DISTANCE = 195' MIN.

39. FOR HEIGHTS OF 400'-409', DISTANCE = 200' MIN.

40. FOR HEIGHTS OF 410'-419', DISTANCE = 205' MIN.

41. FOR HEIGHTS OF 420'-429', DISTANCE = 210' MIN.

42. FOR HEIGHTS OF 430'-439', DISTANCE = 215' MIN.

43. FOR HEIGHTS OF 440'-449', DISTANCE = 220' MIN.

44. FOR HEIGHTS OF 450'-459', DISTANCE = 225' MIN.

45. FOR HEIGHTS OF 460'-469', DISTANCE = 230' MIN.

46. FOR HEIGHTS OF 470'-479', DISTANCE = 235' MIN.

47. FOR HEIGHTS OF 480'-489', DISTANCE = 240' MIN.

48. FOR HEIGHTS OF 490'-499', DISTANCE = 245' MIN.

49. FOR HEIGHTS OF 500'-509', DISTANCE = 250' MIN.

50. FOR HEIGHTS OF 510'-519', DISTANCE = 255' MIN.

51. FOR HEIGHTS OF 520'-529', DISTANCE = 260' MIN.

52. FOR HEIGHTS OF 530'-539', DISTANCE = 265' MIN.

53. FOR HEIGHTS OF 540'-549', DISTANCE = 270' MIN.

54. FOR HEIGHTS OF 550'-559', DISTANCE = 275' MIN.

55. FOR HEIGHTS OF 560'-569', DISTANCE = 280' MIN.

56. FOR HEIGHTS OF 570'-579', DISTANCE = 285' MIN.

57. FOR HEIGHTS OF 580'-589', DISTANCE = 290' MIN.

58. FOR HEIGHTS OF 590'-599', DISTANCE = 295' MIN.

59. FOR HEIGHTS OF 600'-609', DISTANCE = 300' MIN.

60. FOR HEIGHTS OF 610'-619', DISTANCE = 305' MIN.

61. FOR HEIGHTS OF 620'-629', DISTANCE = 310' MIN.

62. FOR HEIGHTS OF 630'-639', DISTANCE = 315' MIN.

63. FOR HEIGHTS OF 640'-649', DISTANCE = 320' MIN.

64. FOR HEIGHTS OF 650'-659', DISTANCE = 325' MIN.

65. FOR HEIGHTS OF 660'-669', DISTANCE = 330' MIN.

66. FOR HEIGHTS OF 670'-679', DISTANCE = 335' MIN.

67. FOR HEIGHTS OF 680'-689', DISTANCE = 340' MIN.

68. FOR HEIGHTS OF 690'-699', DISTANCE = 345' MIN.

69. FOR HEIGHTS OF 700'-709', DISTANCE = 350' MIN.

70. FOR HEIGHTS OF 710'-719', DISTANCE = 355' MIN.

71. FOR HEIGHTS OF 720'-729', DISTANCE = 360' MIN.

72. FOR HEIGHTS OF 730'-739', DISTANCE = 365' MIN.

73. FOR HEIGHTS OF 740'-749', DISTANCE = 370' MIN.

74. FOR HEIGHTS OF 750'-759', DISTANCE = 375' MIN.

75. FOR HEIGHTS OF 760'-769', DISTANCE = 380' MIN.

76. FOR HEIGHTS OF 770'-779', DISTANCE = 385' MIN.

77. FOR HEIGHTS OF 780'-789', DISTANCE = 390' MIN.

78. FOR HEIGHTS OF 790'-799', DISTANCE = 395' MIN.

79. FOR HEIGHTS OF 800'-809', DISTANCE = 400' MIN.

80. FOR HEIGHTS OF 810'-819', DISTANCE = 405' MIN.

81. FOR HEIGHTS OF 820'-829', DISTANCE = 410' MIN.

82. FOR HEIGHTS OF 830'-839', DISTANCE = 415' MIN.

83. FOR HEIGHTS OF 840'-849', DISTANCE = 420' MIN.

84. FOR HEIGHTS OF 850'-859', DISTANCE = 425' MIN.

85. FOR HEIGHTS OF 860'-869', DISTANCE = 430' MIN.

86. FOR HEIGHTS OF 870'-879', DISTANCE = 435' MIN.

87. FOR HEIGHTS OF 880'-889', DISTANCE = 440' MIN.

88. FOR HEIGHTS OF 890'-899', DISTANCE = 445' MIN.

89. FOR HEIGHTS OF 900'-909', DISTANCE = 450' MIN.

90. FOR HEIGHTS OF 910'-919', DISTANCE = 455' MIN.

91. FOR HEIGHTS OF 920'-929', DISTANCE = 460' MIN.

92. FOR HEIGHTS OF 930'-939', DISTANCE = 465' MIN.

93. FOR HEIGHTS OF 940'-949', DISTANCE = 470' MIN.

94. FOR HEIGHTS OF 950'-959', DISTANCE = 475' MIN.

95. FOR HEIGHTS OF 960'-969', DISTANCE = 480' MIN.

96. FOR HEIGHTS OF 970'-979', DISTANCE = 485' MIN.

97. FOR HEIGHTS OF 980'-989', DISTANCE = 490' MIN.

98. FOR HEIGHTS OF 990'-999', DISTANCE = 495' MIN.

99. FOR HEIGHTS OF 1000'-1009', DISTANCE = 500' MIN.

100. FOR HEIGHTS OF 1010'-1019', DISTANCE = 505' MIN.

101. FOR HEIGHTS OF 1020'-1029', DISTANCE = 510' MIN.

102. FOR HEIGHTS OF 1030'-1039', DISTANCE = 515' MIN.

103. FOR HEIGHTS OF 1040'-1049', DISTANCE = 520' MIN.

104. FOR HEIGHTS OF 1050'-1059', DISTANCE = 525' MIN.

105. FOR HEIGHTS OF 1060'-1069', DISTANCE = 530' MIN.

106. FOR HEIGHTS OF 1070'-1079', DISTANCE = 535' MIN.

107. FOR HEIGHTS OF 1080'-1089', DISTANCE = 540' MIN.

108. FOR HEIGHTS OF 1090'-1099', DISTANCE = 545' MIN.

109. FOR HEIGHTS OF 1100'-1109', DISTANCE = 550' MIN.

110. FOR HEIGHTS OF 1110'-1119', DISTANCE = 555' MIN.

111. FOR HEIGHTS OF 1120'-1129', DISTANCE = 560' MIN.

112. FOR HEIGHTS OF 1130'-1139', DISTANCE = 565' MIN.

113. FOR HEIGHTS OF 1140'-1149', DISTANCE = 570' MIN.

114. FOR HEIGHTS OF 1150'-1159', DISTANCE = 575' MIN.

115. FOR HEIGHTS OF 1160'-1169', DISTANCE = 580' MIN.

116. FOR HEIGHTS OF 1170'-1179', DISTANCE = 585' MIN.

117. FOR HEIGHTS OF 1180'-1189', DISTANCE = 590' MIN.

118. FOR HEIGHTS OF 1190'-1199', DISTANCE = 595' MIN.

119. FOR HEIGHTS OF 1200'-1209', DISTANCE = 600' MIN.

120. FOR HEIGHTS OF 1210'-1219', DISTANCE = 605' MIN.

121. FOR HEIGHTS OF 1220'-1229', DISTANCE = 610' MIN.

122. FOR HEIGHTS OF 1230'-1239', DISTANCE = 615' MIN.

123. FOR HEIGHTS OF 1240'-1249', DISTANCE = 620' MIN.

124. FOR HEIGHTS OF 1250'-1259', DISTANCE = 625' MIN.

125. FOR HEIGHTS OF 1260'-1269', DISTANCE = 630' MIN.

126. FOR HEIGHTS OF 1270'-1279', DISTANCE = 635' MIN.

127. FOR HEIGHTS OF 1280'-1289', DISTANCE = 640' MIN.

128. FOR HEIGHTS OF 1290'-1299', DISTANCE = 645' MIN.

129. FOR HEIGHTS OF 1300'-1309', DISTANCE = 650' MIN.

130. FOR HEIGHTS OF 1310'-1319', DISTANCE = 655' MIN.

131. FOR HEIGHTS OF 1320'-1329', DISTANCE = 660' MIN.

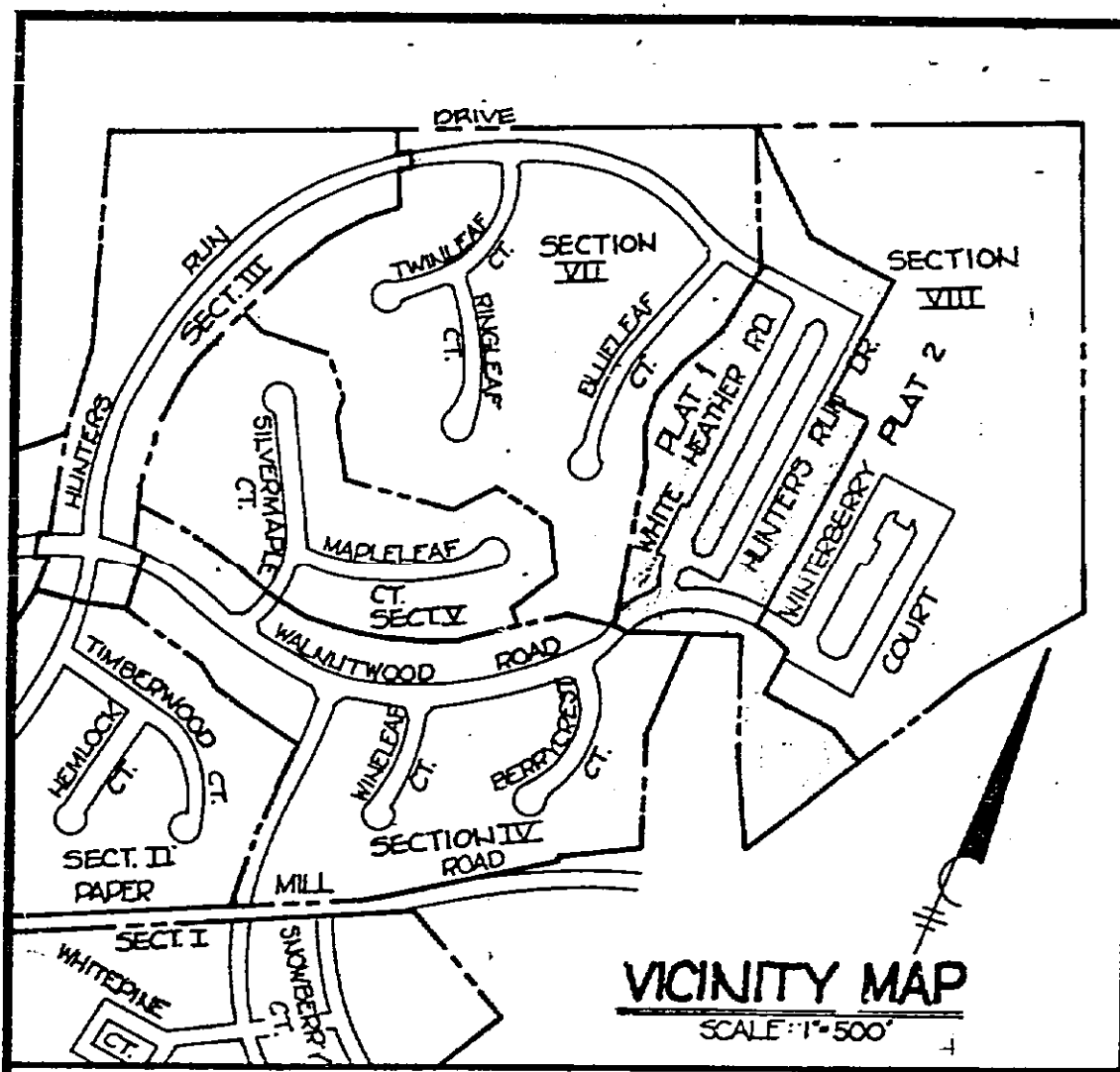
132. FOR HEIGHTS OF 1330'-1339', DISTANCE = 665' MIN.

133. FOR HEIGHTS OF 1340'-1349', DISTANCE = 670' MIN.

134. FOR HEIGHTS OF 1350'-1359', DISTANCE = 675' MIN.

135. FOR HEIGHTS OF 1360'-1369', DISTANCE = 680' MIN.

136. FOR HEIGHTS OF 1370'-1379', DISTANCE = 685' MIN.</

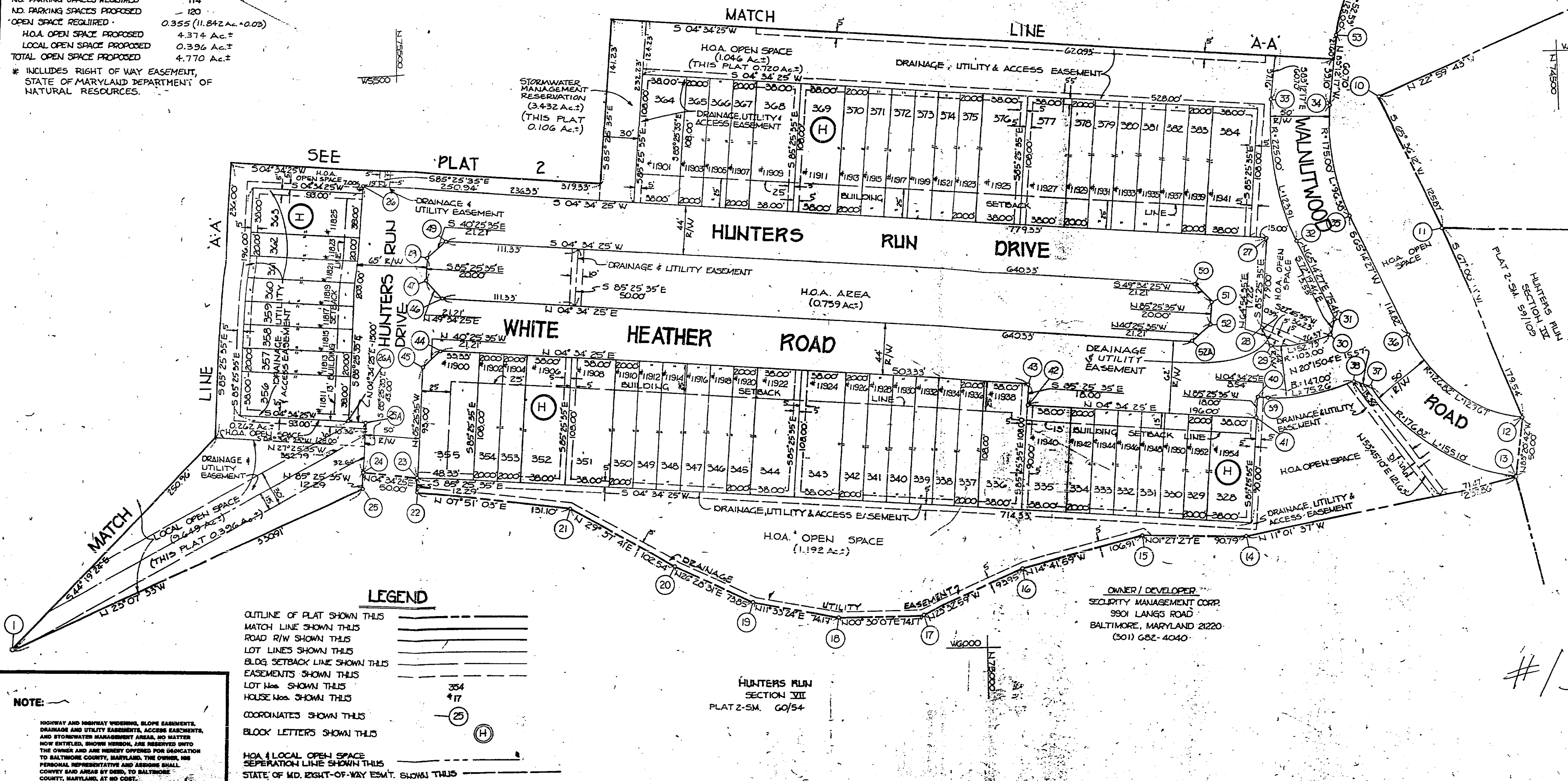


TABULATION - (THIS PLAT ONLY)

EX. ZONING	DR. 35
AREA OF PLAT *	11.843 AC.
NO. LOTS PERMITTED	21.45
NO. LOTS PROPOSED	57
NO. PARKING SPACES REQUIRED	114
NO. PARKING SPACES PROPOSED	120
OPEN SPACE REQUIRED	0.355 (11.843 AC. * 0.03)
HOA OPEN SPACE PROPOSED	4.314 AC.
LOCAL OPEN SPACE PROPOSED	0.336 AC.
TOTAL OPEN SPACE PROPOSED	4.770 AC.

* INCLUDES RIGHT OF WAY EASEMENT, STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES.

COORDINATE SCHEDULE						CURVE DATA					
NO.	NORTH	WEST	NO.	NORTH	WEST	COORD. NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING & DIST.
1	75842.07	5591.19	33	74749.46	5537.71	29 TO 30	103.00'	52.75'	029°19'59"	24.94'	510°05'54"E - 52.10'
2	74741.72	5300.29	34	74749.46	5537.71	30 TO 31	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
3	74741.72	5300.29	35	74749.46	5537.71	31 TO 32	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
4	74741.72	5300.29	36	74749.46	5537.71	32 TO 33	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
5	74741.72	5300.29	37	74749.46	5537.71	33 TO 34	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
6	74741.72	5300.29	38	74749.46	5537.71	34 TO 35	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
7	74741.72	5300.29	39	74749.46	5537.71	35 TO 36	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
8	74741.72	5300.29	40	74749.46	5537.71	36 TO 37	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
9	74741.72	5300.29	41	74749.46	5537.71	37 TO 38	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
10	74741.72	5300.29	42	74749.46	5537.71	38 TO 39	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
11	74741.72	5300.29	43	74749.46	5537.71	39 TO 40	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
12	74741.72	5300.29	44	74749.46	5537.71	40 TO 41	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
13	74741.72	5300.29	45	74749.46	5537.71	41 TO 42	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
14	74741.72	5300.29	46	74749.46	5537.71	42 TO 43	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
15	74741.72	5300.29	47	74749.46	5537.71	43 TO 44	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
16	74741.72	5300.29	48	74749.46	5537.71	44 TO 45	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
17	74741.72	5300.29	49	74749.46	5537.71	45 TO 46	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
18	74741.72	5300.29	50	74749.46	5537.71	46 TO 47	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
19	74741.72	5300.29	51	74749.46	5537.71	47 TO 48	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
20	74741.72	5300.29	52	74749.46	5537.71	48 TO 49	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
21	74741.72	5300.29	53	74749.46	5537.71	49 TO 50	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
22	74741.72	5300.29	54	74749.46	5537.71	50 TO 51	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
23	74741.72	5300.29	55	74749.46	5537.71	51 TO 52	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
24	74741.72	5300.29	56	74749.46	5537.71	52 TO 53	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
25	74741.72	5300.29	57	74749.46	5537.71	53 TO 54	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
26	74741.72	5300.29	58	74749.46	5537.71	54 TO 55	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
27	74741.72	5300.29	59	74749.46	5537.71	55 TO 56	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
28	74741.72	5300.29	60	74749.46	5537.71	56 TO 57	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
29	74741.72	5300.29	61	74749.46	5537.71	57 TO 58	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
30	74741.72	5300.29	62	74749.46	5537.71	58 TO 59	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
31	74741.72	5300.29	63	74749.46	5537.71	59 TO 60	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'
32	74741.72	5300.29	64	74749.46	5537.71	60 TO 61	175.00'	123.91'	031°33'16"	49.44'	58°01'05"E - 122.35'



- GENERAL NOTES**
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 22-23.
 - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - THE INFORMATION SHOWN HEREON MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
 - THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
 - THE OWNER / DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
 - EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
 - THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE, WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
 - ALL AREAS NOT WITHIN LOTS, RIGHTS-OF-WAY (LOCAL OPEN SPACE) TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL OPEN SPACE LABELED "LOCAL OPEN SPACE" TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.

CRG APPROVAL DATE - MAY 19, 1997 (AMENDED PLAN)
 DEED REFERENCE - EHK 3F: 6025/758
 PROPERTY NO. 8-00-003285
 HOA - HOMEOWNERS ASSOCIATION

Filed for record
 S.M. 627 FOLIO 1-46
 Date DEC 7 1990
 Test
 Signature
 Clerk
 PLAT 1
 SECTION VIII
 HUNTERS RUN
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1"=50'
 ELECTION DIST. 8
 JAN. 12, 1990

<p>NOTE:</p> <p>COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVELER STATIONS:</p> <p>N72.449.82 X-8499 W 7,209.66 N77.000.46 X-8498 W 7,157.45</p>	<p>NOTE:</p> <p>THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE EASEMENTS THEREON ARE SHOWN FOR THE PURPOSE OF DISCUSSING ONLY. THE EASEMENTS ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE NEAR THEREABOUTS IS RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED. THEREAFTER AND AGENCIES.</p>	<p>OWNERS CERTIFICATE:</p> <p>THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION 83 OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH IN THIS PLAT AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.</p> <p>Signature DATE 5/8/90</p>	<p>SURVEYORS CERTIFICATE:</p> <p>THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAYED OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION 83 OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.</p> <p>Signature DATE 5/8/90</p>	<p>APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT</p> <p>Signature DATE 10-11-90</p>	<p>APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING</p> <p>Signature DATE 10/29/90</p>	<p>APPROVED BY DEPARTMENT OF PUBLIC WORKS</p> <p>Signature DATE 9/17/90</p>	<p>GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.</p> <p>CIVIL ENGINEERS & LAND SURVEYORS</p> <p>TOWSON, MARYLAND 21204</p> <p>P.W.A. COMPLETED 8/3/90 FINAL PLAT CHECKED: 8/3/90 PLANNING: 8/3/90 ENGINEERING: 8/3/90 HOUSE NO. 3027 9-12-90</p> <p>COMPUTED BY: J.T. CHECKED BY: K.B.B. DRAWN BY: R.A.M. W.O. NO.: 6055</p>
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CURVE DATA					
COORD. NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD, BEARING & DIST.
53 TO 54	125.00'	52.59'	024°06'14"	26.69'	S 71°09'10"E - 52.20'
54 TO 55	173.41'	33.03'	010°54'52"	16.57'	S 64°36'42"E - 32.99'
61 TO 62	175.00'	73.43'	024°12'29"	37.26'	N 71°11'02"W - 72.89'

4	TO 5	2292.00	558.15'	013° 57' 08"	280.45'	533° 40' 30" W	556.75'
3	TO 6	2325.00	561.79'	014° 20' 14"	292.42'	533° 52' 03" W	580.28'

LOCAL OPEN SPACE
(9.649 Ac.±)
(THIS PLAT 9.253 Ac.±)

TABULATION					($2.16 \pm .3$ Ac.) (THIS PLAT 9.255 Ac.)
SECTION 8	SECTION 6	SECTION 7	SECTION 5	SECTION 4	
DR 3.5	DR 3.5, RC 4	DR 3.5	DR 3.5	DR 3.5	
33,520 Ac. ±	34,247 Ac. ±	21,833 Ac. ±	10,317 Ac. ±	17,348 Ac. ±	
	3,113 Ac. ±				
33,520 Ac. ±	37,360 Ac. ±	21,833 Ac. ±	10,317 Ac. ±	17,348 Ac. ±	
	0,525 Ac. ±			0,518 Ac. ±	
	0,488 Ac. ±				
33,520 Ac. ±	38,373 Ac. ±	21,833 Ac. ±	10,317 Ac. ±	17,926 Ac. ±	
117.32	121.70	76.38	36.11	62.74	
112	136	45	29	45	
224(112) ±	272(136) ± 2	96 (48 x 2)	58 (29 x 2)	90 (45 x 2)	
1,006 Aci	302	96	55	90	
33,320 Ac. ±	36,555 Ac. ±	0,655 Ac. ±	0,310 Ac. ±	0,538 Ac. ±	
17,056 Ac. ±	34,772 Ac. ± (x .003)	2,823 Ac. ± (x .003)	1,350 Ac. ± (x .003)	119,261 Ac. ± (x .003)	
	21,650 Ac. ±	8,350 Ac. ±	3,102 Ac. ±		

SECTION 3.	SECTION 2	SECTION 1	OVERALL
DR 3.5	DR 3.5	DR 3.5	DR 3.5, RC 4
11,781 Ac.±	13,669 Ac.±	30,103 Ac.±	172,808 Ac.±
			3,113 Ac.±
11,781 Ac.±	13,669 Ac.±	30,103 Ac.±	175,921 Ac.±
	0520 Ac.±	1,319 Ac.±	3,002 Ac.±
			0,488 Ac.±
11,781 Ac.±	14,189 Ac.±	31,482 Ac.±	179,411 Ac.±
41,23	49,66	110,19	645,53
31	38	176	615
22(31+2)	76(38+2)	352(176+2)	1230(615+2)
62	76	359	1287
35,353 Ac.±	0,426 Ac.±	0,944 Ac.±	5,275 Ac.±
17,781 Ac.± + 0.03	14,189 Ac.± + 0.03	31,482 Ac.± + 0.03	175,804 Ac.± + 0.03
2,522 Ac.±	2,522 Ac.±	2,522 Ac.±	2,522 Ac.±

EXISTING ZONING
AREA OF TRACT DR.35
RC.4
TOTAL AREA OF TRACT(NET)
1/2 PAPER MILL ROAD DR.35
RC.4
TOTAL AREA OF TRACT (GROSS)
TOTAL NO. UNITS PERMITTED
NO. UNITS PROPOSED
NO. PARKING SPACES REQUIRED
NO. PARKING SPACES PROPOSED
OPEN SPACE REQUIRED
OPEN SPACE PROPOSED

CRC. APPROVAL DATE - MAY 19, 1987 (AMENDED PLAN)
DEED REFERENCE - E.H.K. JR. G025/758
PROPERTY NO. 18-00-09685
H.O.A. - HOMEOWNERS ASSOCIATION

TABULATION	
(THIS PLAT ONLY)	
MINING	DR 35
OF PLAT *	21,677 Ac±
MINITS PERMITTED	75.87
MINITS PROPOSED	55
MINING SPACES REQUIRED	110
MINING SPACES PROPOSED	124
SPACE REQUIRED	0.650 Ac±
A. OPEN SPACE PROPOSED	3,073 Ac±
AL. OPEN SPACE PROPOSED	9.253 Ac±
OPEN SPACE PROPOSED	12.324 Ac±
MINES RIGHT OF WAY EASEMENT,	
CURE OF MARYLAND DEPARTMENT OF	
NATURAL RESOURCES,	

COORDINATE			SCHEDULE		
NO.	NORTH	WEST	NO.	NORTH	WEST
1	75,842.07	5881.19	64	74,937.12	5337.10
2	76,155.29	5947.75	65	74,682.74	5282.20
3	75,085.46	4776.32	66	74,704.49	5244.13
4	75,062.14	4784.70	67	75,069.24	5234.71
5	74,630.44	5070.41	68	75,115.39	5245.47
6	74,630.44	5098.81	69	75,115.71	5245.44
7	74,632.62	5403.34	70	75,119.45	5299.31
8	74,675.76	5403.34	71	75,119.47	5300.23
9	74,644.59	5404.15	72	75,106.09	5319.44
10	75,640.42	5405.84	73	75,035.33	5377.18
11	74,624.73	5210.47	74	75,007.99	5308.21
12	75,171.05	5544.77	75	75,898.24	5318.01
13	75,171.05	5347.12	76	76,898.68	5335.36
14	74,720.41	5389.42	77	75,917.17	5353.89
15	74,718.76	5389.42	78	75,911.51	5300.74
16	74,742.27	5477.43			
17	74,732.27	5350.85			

GENERAL NOTES

1. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 22-68.
2. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
3. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
4. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
5. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
6. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
7. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPT AS TO THESE RESTRICTIONS MAY APPLY.
8. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
9. ALL AREAS NOT WITHIN LOTS, RIGHTS-OF-WAY & LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. ALL OPEN SPACE LABELED "LOCAL OPEN SPACE" TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.

OWNER/DEVELOPER
SECURITY MANAGEMENT CORP
7701 LANGS ROAD
BALTIMORE, MARYLAND 21220
(301) 682-4040

Filed for record
S.M. 62 FOLIO 147
Date DEC 7 1991

Test: *Deborah (Name)*

BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

TOWSON, MARYLAND 21204

CIVIL ENGINEERS & LAND SURVEYORS

BEI AIR MARYLAND 31014

P.W.A. COMPLETED _____
FINAL PLAT CHECKED _____
PLANNING _____
ENGINEERING RUB 01-17-90 ORT
HOUSE NOS. 01-12-90
COMPUTED BY: JT. CHECKED BY: RBB:RP
DRAWN BY: RAM W.O. NO.: 6055

NOTE:

NOTE:

STATIONS	
8499	N72,449.62
	W 7,209.66
X-8498	N77,080.48
	W 7,187.18

STATIONS	
8499	N72,449.62
	W 7,209.66
X-8498	N77,080.48
	W 7,187.18

NOTE:

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE:

THE UNDERSIGNED A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF
ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Robert W. Sherry 10-11-90

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

TEXAS/COCKEYSVILLE DRAINAGE AREA

GWS

APPROVED BY DEPARTMENT OF PUBLIC WORKS

P.W.A. COMPLETED _____

COMPUTED BY: JLT CHECKED BY: ZBB/PP

COMPUTED BY: SW CHECKED BY: SW

DRAWN BY: RAM W.O. NO.: 6055